

Correspondence
Item No. 3a
Newport Beach Country Club
PA2005-140 and PA2008-152

FAINBARG & FEUERSTEIN
129 W. WILSON ST.
SUITE 100
COSTA MESA, CA 92627
949-722-7400
949-722-8855 FAX

July 29, 2011

Kimberly Brandt, Community Development Director
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92663

Re: Newport Beach Country Club ("NBCC property")
Former Balboa Bay Club Racquet Club ("BBCRC property")

Dear Ms. Brandt:

The purpose of this letter is to advise you of our concerns, as owners of the above-referenced properties, in connection with the scheduled August 4, 2011 Planning Commission hearing set to address the Golf Realty Plans for these properties and to address the competing plans of the International Bay Club ("IBC") for the NBCC property.

We, the undersigned, represent 50% of the owners of the above referenced properties, who are the Fainbarg Family Trust ("FFT"), which owns twenty-five (25%) percent of each of the properties and is managed by Irving M. Chase, and the Mira Mesa Shopping Center-West and the Mesa Shopping Center-East ("Mira Mesa"), which also own twenty-five (25%) percent of each property and are managed by Elliot Feuerstein. The other owner is Golf Realty Fund ("Golf Realty"), represented by Robert O Hill. All owners hold their interests as tenant in common, and as tenants in common we have never given Mr. O Hill the right to pursue plans he has presently formulated. We have advised you of this on June 20, 2011, and we have also advised your counsel, Michael Torres, of this through our counsel on July 14, 2011. In fact, we believe that Mr. O Hill has submitted plans in violation of the City requirements that an Owner Affidavit be filled out and signed by all owners. If you will look at your files, you will see that (1) we never signed any such Owner Affidavit, (2) we were never listed on any such affidavit as an owner, and (3) we were never copied on any of the numerous transmittals Mr. O Hill sent to the City in favor of the Golf Realty plans and opposing the plans of our long-term tenant, IBC.

We oppose the Golf Realty plans, and we favor the IBC plans. Moving first to the plans for the tennis property, as we explained long ago to Mr. O Hill, we believe the Golf Realty plans for tennis

club property should be revised to be primarily residential in character. This is in keeping with surrounding use, and we understand there are 20 residential units still available in the Newport Center to support this use. We believe that the plans for a 27 unit hotel bungalow, and an upgrade of the tennis club with an expensive spa, a new club house, a stadium tennis court, and a new swimming pool, are highly uneconomic and unfeasible. We have no confidence that a tenant for either the hotel or the tennis club could be found who would pay rents to in any way justify the cost of these improvements (which O Hill estimated in 2007 would exceed \$5,000,000). Despite our requests, Mr. O Hill has never presented us with a proposed lease from any tenant to justify these improvements, and IBC refused to support this project explaining in a letter it copied to the City on September 18, 2008 that it did not view the tennis club business as a growth industry and was not prepared to continue to operate the tennis club under O Hill's plans. Mr. O Hill by express agreement has no right to spend any money on improvements to the properties, and we will not be agreeing to make the improvements he seeks through his plans. Further, we understand that HHR Newport Beach, LLC may own the 27 hotel units which Golf Realty intends to use for this plan, and has not consented to the taking of its units. Proceeding any further with Golf Realty's plans thwarts the intentions of 50% of the owners of this property, would never result in any plans proceeding to build out, and would be pointless.

Moving to the competing plans for the NBCC property, we, both as owners of 50% of the property and as 50% of the signing landlords under IBC's lease, fully support IBC's plans and oppose Golf Realty's competing plans for the golf course property. The reasons are many. First, IBC has a lease on this property until December 31, 2067. The property owners have no right to build anything on the property for another 56 years. Under sections 5.01 and 5.10 of the lease, IBC has the right to submit plan for improvement, and the right to make those improvements it wishes, with the landlord parties having only the right to approve the plans, which will not be unreasonably withheld. IBC is the proper party to be submitting this application, not Golf Realty.


IBC's plans are, in our opinion, consistent with the historical and the intended use for this property, and will be a vast improvement to both the function and the aesthetics of the property. We have reviewed the Response to Public Comments concerning IBC's plans, and are satisfied that any comments made by Golf Realty or its friends have been properly addressed. In many instances, IBC has made changes to its plans to ameliorate any proper concerns, such as by removing its upper parking area, moving the proposed clubhouse closer to the golf course, and reducing retaining wall heights. The proposed landscaping will improve aesthetics dramatically over current conditions, as will the new prairie style clubhouse. We have no problem with the proposed size of the clubhouse, and are pleased that IBC wants to make this course truly world class. IBC's plans should be moving forward without delay or further interference by O Hill and Golf Realty Fund.

We oppose Golf Realty Fund's plans for the NBCC property because it had no business, in our opinion, in even submitting such plans, and its plans will not be built either by IBC or by the owners. IBC cannot be expected to build plans it does not want, and we would never approve spending funds for implementing these plans either. O Hill and Golf Realty have no right to proceed unilaterally. We also object to the Golf Realty Plans as they eliminate a road that has long served the Armstrong Nursery. IBC's plans keep this road in place, with the addition of a great amount of additional plantings to improve everyone's view. We oppose the Golf Realty plans as they dramatically reduce

the size of the new clubhouse IBC says that it needs. We trust IBC knows what it needs in this regard, and would not be proposing to build and pay for a larger clubhouse unless it had carefully thought this through. We expect all landholders to benefit from this improvement.

In closing, we request that the City suspend all processing of the PC Text entitlements for NBCC and BBCRC filed by O Hill until such time that the current litigation between O Hill, FFT and Mira Mesa is adjudicated or otherwise settled by the tenant-in-common ownership entities, and until all the property owners of the NBCC and BBCRC submit an application for entitlement, as the City regulations require. We believe that any O Hill secured development entitlements will cause great harm to FFT and Mira Mesa and do not wish for the land to be burdened with development entitlements that they have not approved.

FAINBARG FAMILY TRUST
dated April 19, 1982

By: 
Irving M. Chase, as representative of the Trustee of
The Fainbarg Family
Trust, dated April 19, 1982

MESA SHOPPING CENTER-EAST,
a California General Partnership

By: 
Elliot Feuerstein
Managing General Partner

MIRA MESA SHOPPING CENTER-WEST,
a California General Partnership

By: 
Elliot Feuerstein
Managing General Partner

cc David Hunt, Esq. (City of Newport Beach)
Michael Torres, Esq. (City of Newport Beach)
Patrick Alford (City of Newport Beach)
Rosalinh Ung (City of Newport Beach)

Materials Received

Item No. 3b

Newport Beach Country Club

PA2005-140 and PA2008-1152

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder

21.00

19970630399 4:29pm 12/08/97

005 22033011 22 42
T01 6 6.00 15.00 0.00 0.00 0.00 0.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

NBCC LAND
One Upper Newport Plaza
Newport Beach, CA 92660

TERMINATION OF ACCESS EASEMENT

THIS TERMINATION OF ACCESS EASEMENT is made as of November 30, 1996, by ARNOLD D. FEUERSTEIN and ALLAN FAINBARG (collectively referred to as "Owners"), who are the fee owners of the property located at 1500 E. Pacific Coast Highway, Newport Beach, California, legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property")

ARTICLE I RECITALS

A. The Property is partially served for ingress and egress by a secondary access road which runs parallel and adjacent to Pacific Coast Highway and is located upon the adjacent Newport Beach County Club property (the "Secondary Access").

B. The Property's rights to use the Secondary Access is by way of that certain non-exclusive easement and right of vehicular and pedestrian ingress and egress set forth in that certain instrument entitled "Declaration of Access Easement" dated as of September 29, 1992 and recorded on October 1, 1992 as Instrument No. 92-662452 in the Official Records of Orange County, California, as amended by that certain First Amendment to Declaration of Access Easement dated as of October 15, 1992 and recorded March 1, 1993 as Instrument No. 93-0139175 in the Official Records, such easement being described on Exhibit "B" attached hereto and incorporated herein by this reference ("the Existing Easement").

C. The City of Newport Beach has requested that the Existing Easement be abandoned because the Secondary Access creates a hazardous traffic condition at the entry to Newport Beach Country Club and contributes to an unsightly condition along Pacific Coast Highway, and Owners concur and are willing to comply with the City's request to abandon the Existing Easement.

D. Owners of the adjacent Newport Beach Country Club property intend to remove the Secondary Access through a portion of the Newport Beach Country Club property described in Exhibit "C" and replace it with landscaping along Pacific Coast Highway per Newport Beach Country Club Master Plan, Tentative Tract 15348, and a landscape plan approved by the City of Newport Beach. The result will be a significant aesthetic improvement along Pacific Coast Highway.

ARTICLE II
TERMINATION OF ACCESS EASEMENT

1. Owners hereby terminate and relinquish their rights in the Existing Easement.

2. Owners' termination of the Existing Easement is conditioned on the City of Newport Beach not prohibiting ingress and egress to the Property primary and direct access from the existing two Pacific Coast Highway curb cuts in front of the Property which have been in use for many years.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date first above written.

OWNERS:

Arnold D. Feuerstein
Arnold D. Feuerstein

Allan Fainbarg
Allan Fainbarg

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On December 13, 1996, before me a Notary Public in and for said County and State, personally appeared Allan Fainbarg, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

M. Priscilla Hanvelt
Notary Public in and for said County and State



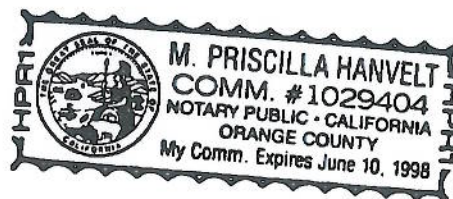
STATE OF CALIFORNIA)

COUNTY OF ORANGE)

On December 13, 1996, before me a Notary Public in and for said County and State, personally appeared Arnold D. Feuerstein, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument he, or the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

M. Priscilla Hanvelt
Notary Public in and for said County and State



DESCRIPTION OF PROPERTY

Lot 1 of Tract No. 11937, in the City of Newport Beach, County of Orange, State of California, as shown on a Map recorded in Book 656, Pages 24 through 29, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said County, as corrected by that Tract or Parcel Map Certificate of Correction recorded February 5, 1991 as Instrument No. 91-052940 of Official Records.

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTHWESTERLY 25.00 FEET OF PARCEL 3 OF PARCEL MAP NO. 79-704, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 152, PAGES 17 THROUGH 20, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

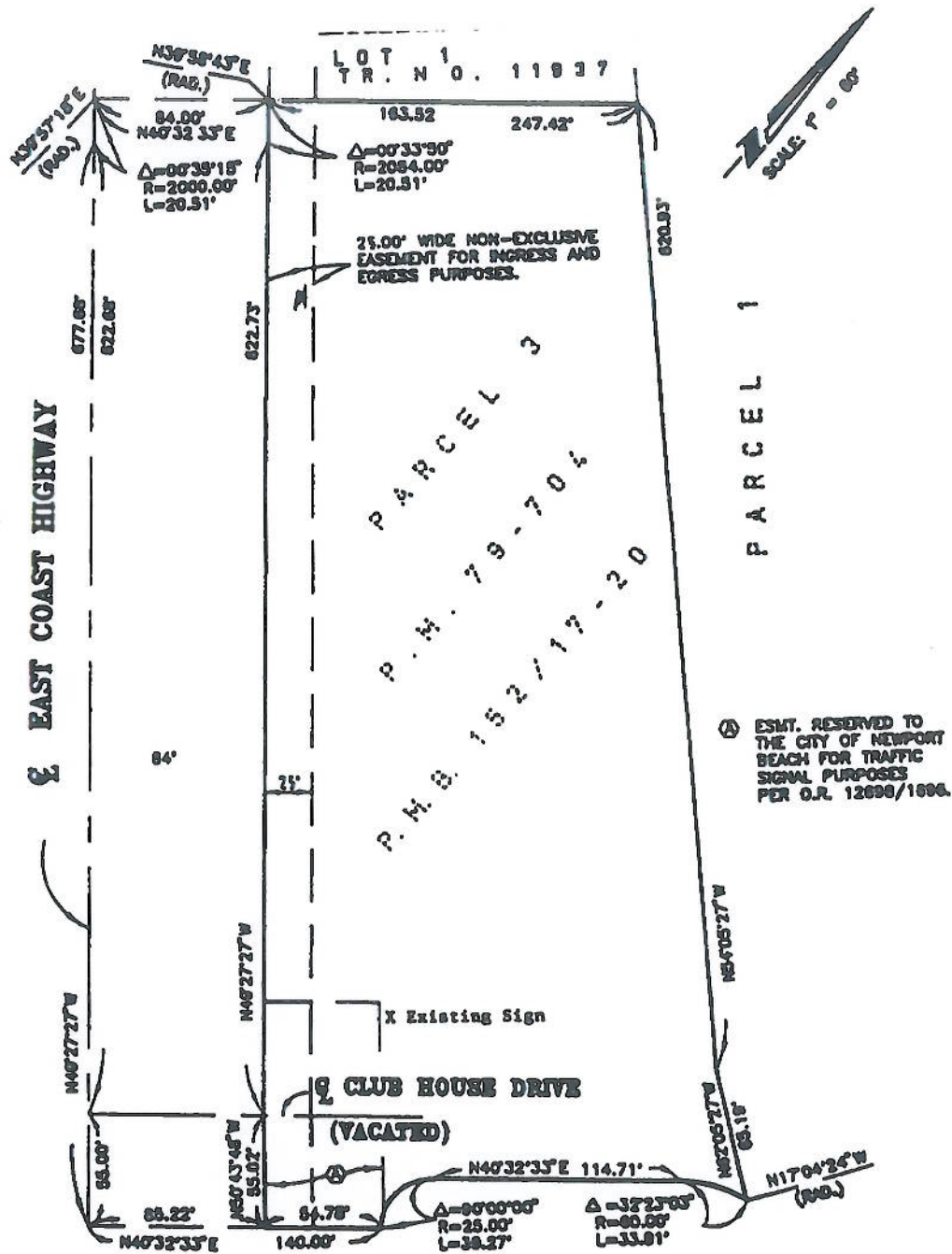


EXHIBIT "B"

NEWPORT BEACH COUNTRY CLUB

(Portion containing Secondary Access)

Parcel 3 and Parcel 1 of Parcel Map No. 79-704, in the City of Newport Beach, County of Orange, State of California, as shown on a Map recorded in Book 152, Pages 17 through 20, inclusive, of Parcel Maps, in the Office of the County Recorder of said County.

LEGAL DESCRIPTION
THE TENNIS CLUB

Parcel 1 and Parcel 2 of Parcel Map 94-102.

LEGAL DESCRIPTION

THE GOLF CLUB

Parcel 1 of Parcel Map No. 79-704, in the City of Newport Beach, County of Orange, State of California, as per Map filed in Book 152, Pages 17 to 20, inclusive, of Parcel Maps, in the office of the County Recorder of Orange County.

**NON-EXCLUSIVE EASEMENT FOR
INGRESS AND EGRESS PURPOSES**

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTHWESTERLY 25.00 FEET OF PARCEL 3 OF PARCEL MAP NO. 79-704, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 152, PAGES 17 THROUGH 20, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

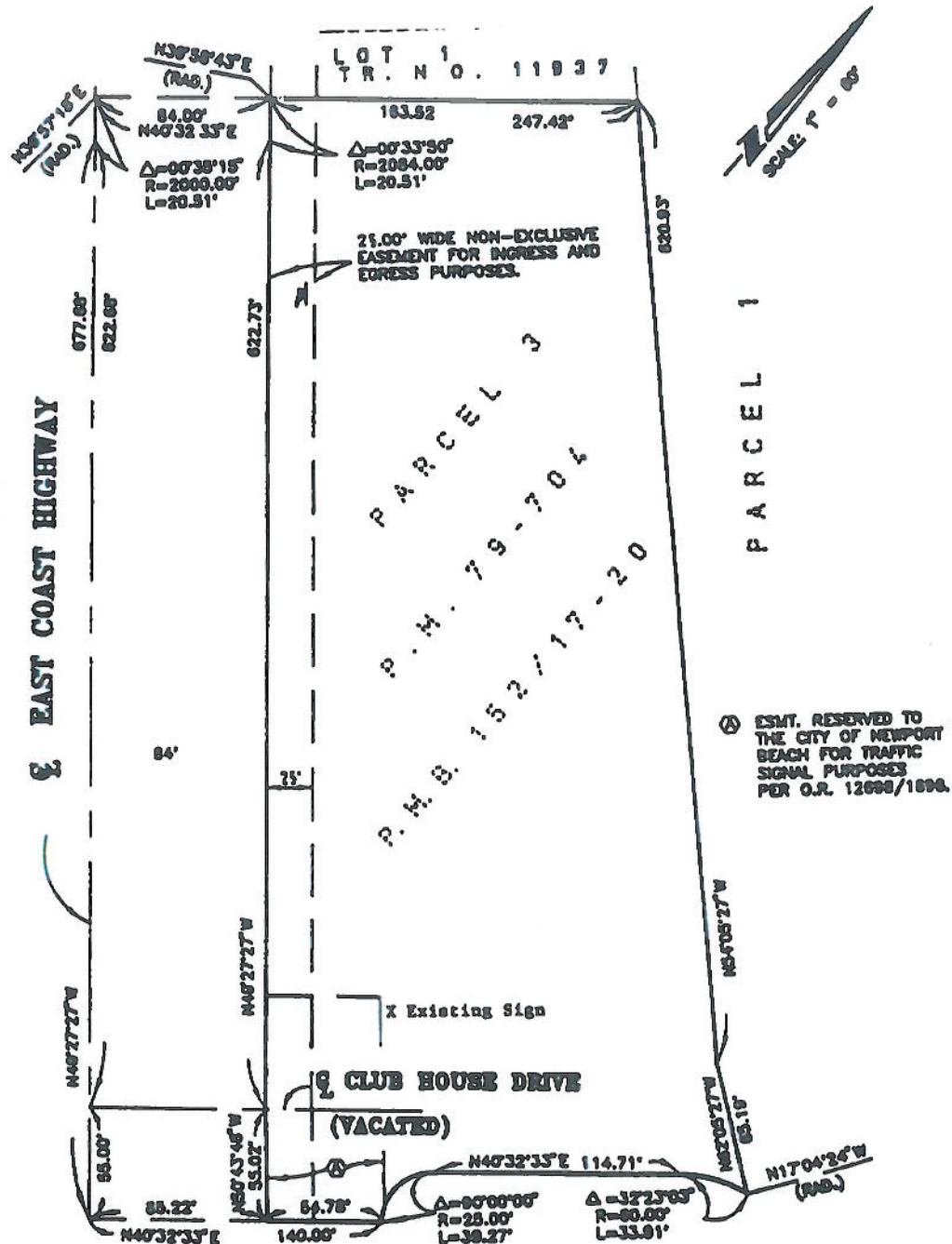


EXHIBIT "B"

Correspondence

Item No. 3c

Newport Beach Country Club

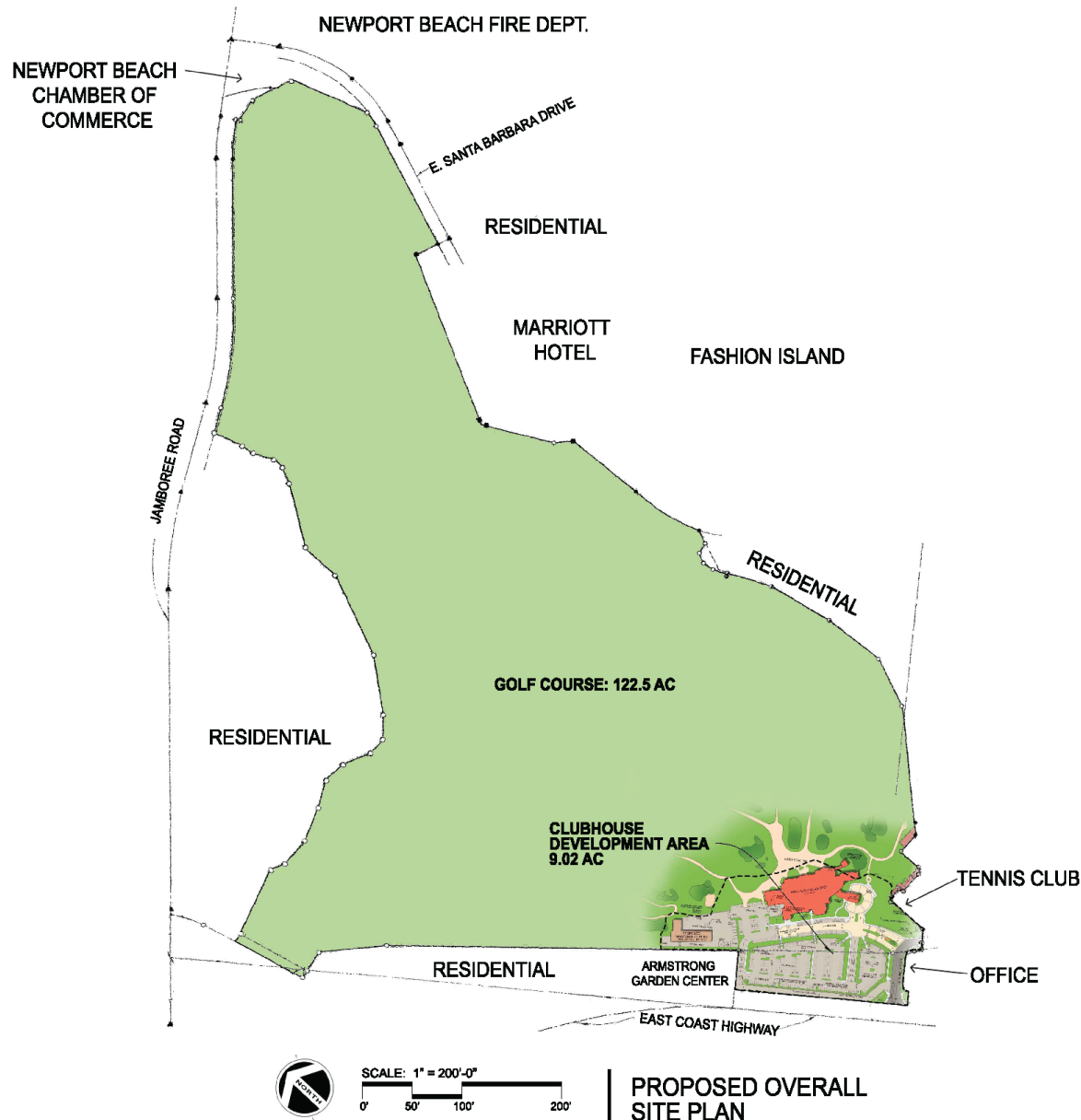
PA2005-140 and PA2008-152

Draft Condition

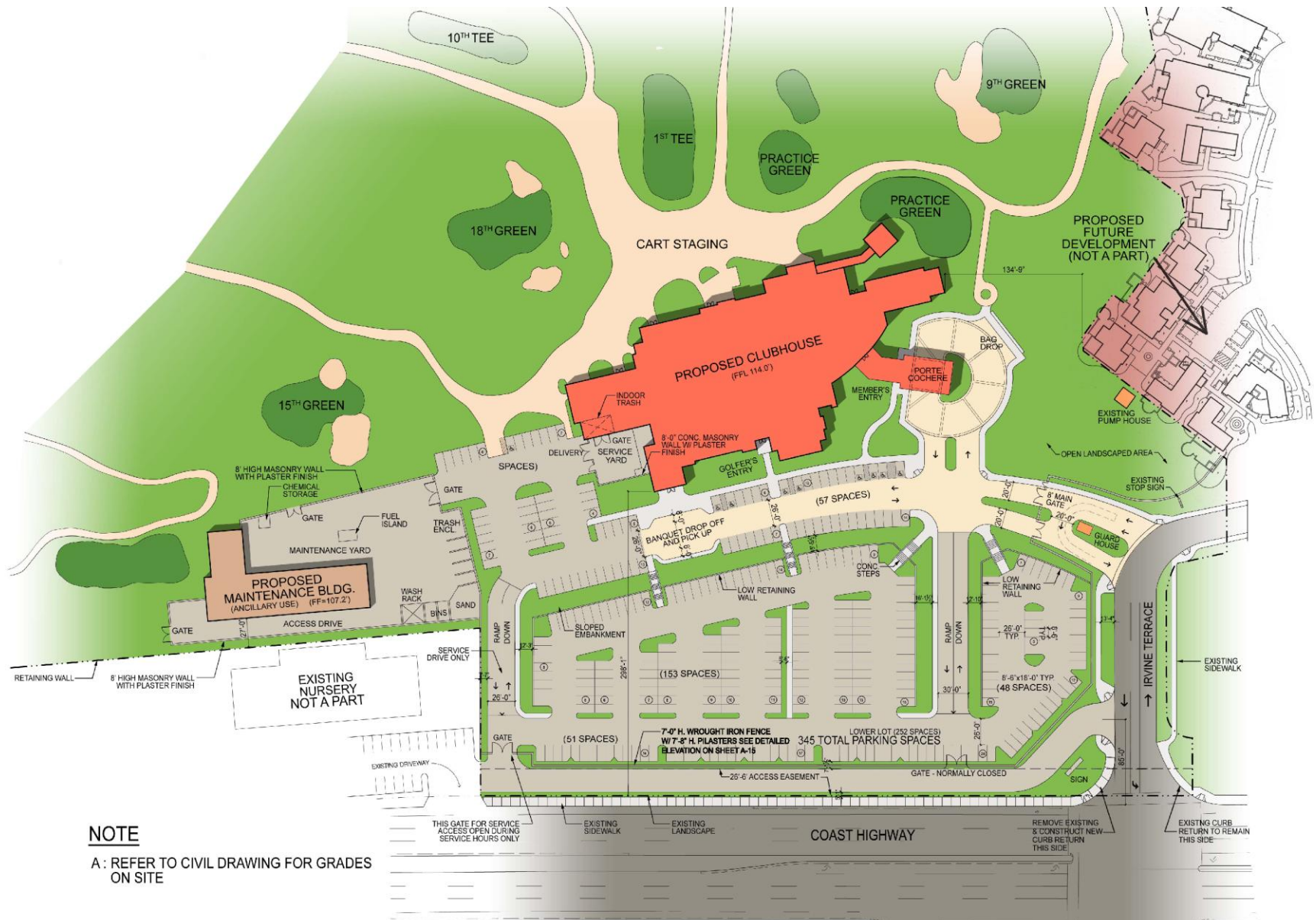
Golf Realty Fund shall obtain HHR Newport Beach LLC's consent to the transfer of development rights from Anomaly 43 to Anomaly 46. The transfer shall not become effective until such consent is obtained.

Proposed Overall Site Plan

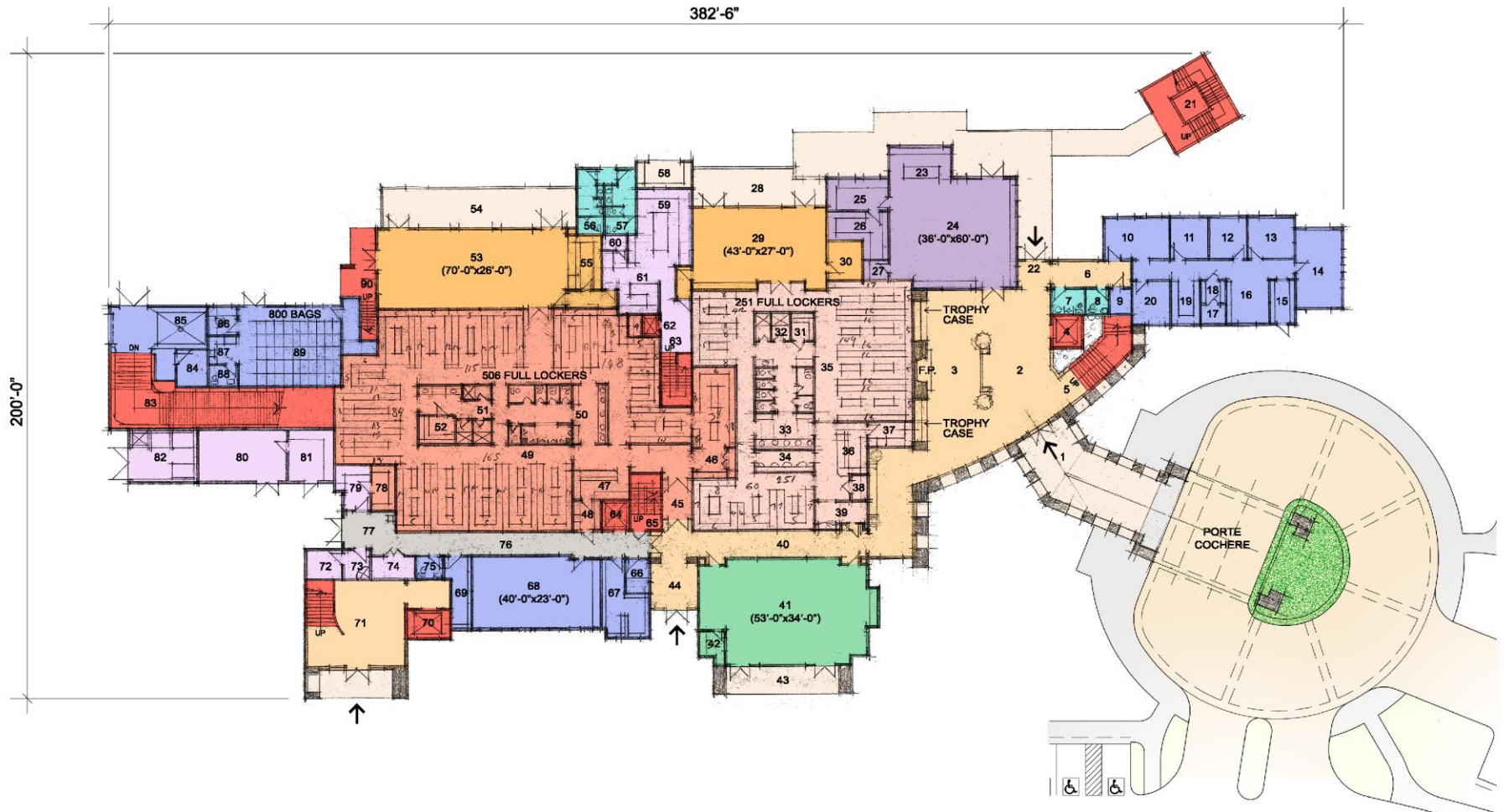
Applicant Presentation
Item No. 3d
Newport Beach Country Club
PA2008-152



Proposed Site Plan



Ground Level Floor Plan

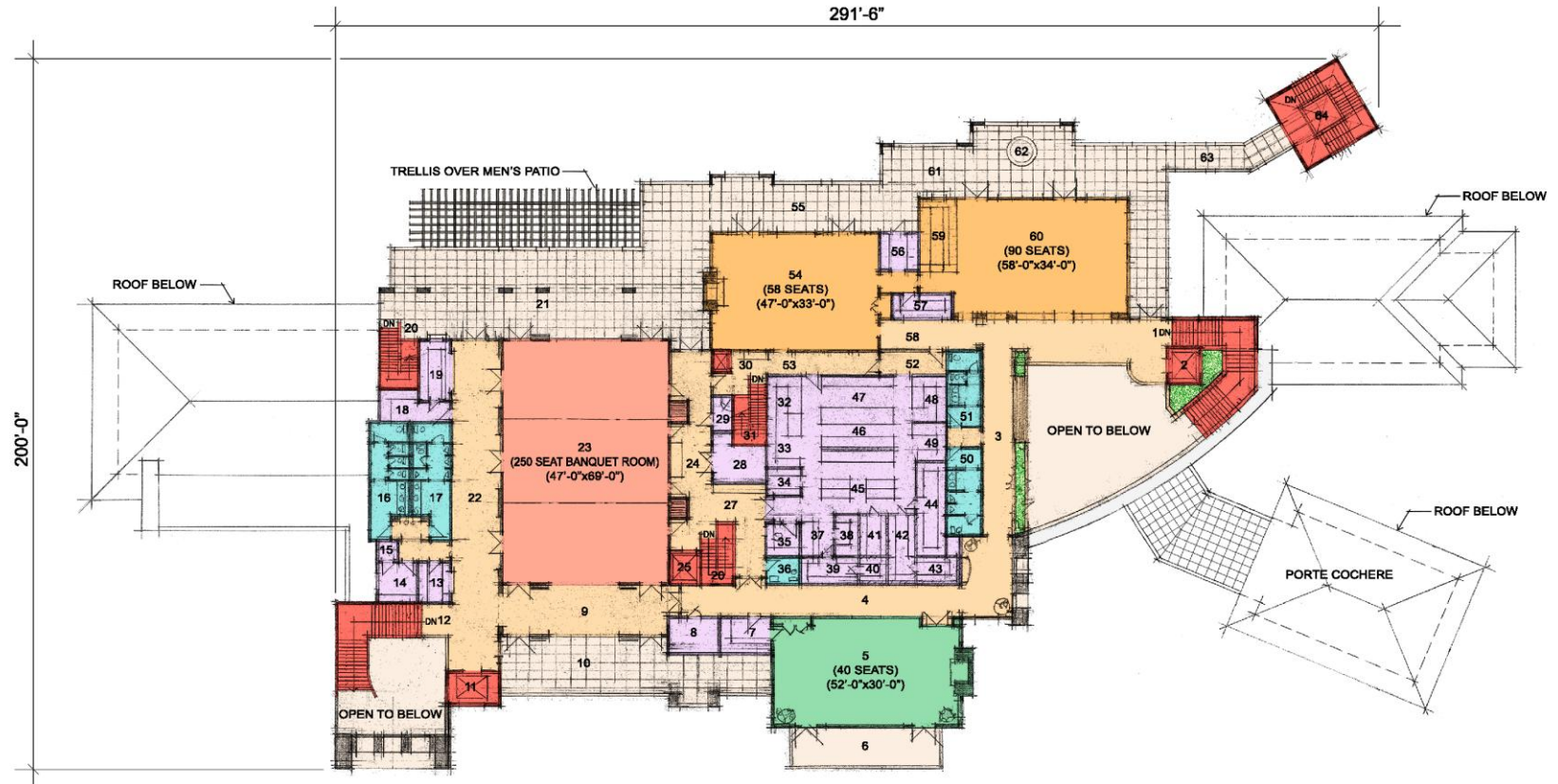


GROUND LEVEL FLOOR PLAN (30,693 S.F.)

AREA TABULATION:

-UPPER LEVEL:	20,520 SF
-GROUND LEVEL:	30,693 SF
TOTAL:	51,213 SF

Upper Level Floor Plan

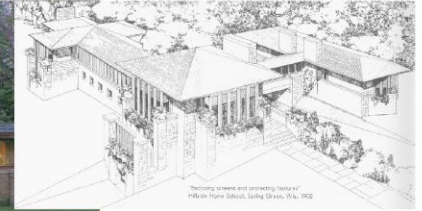
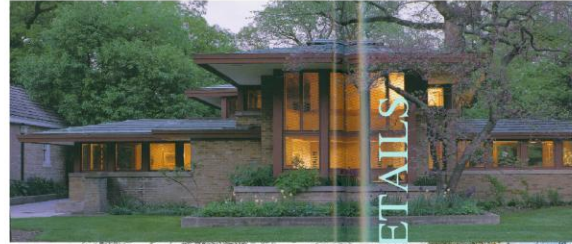
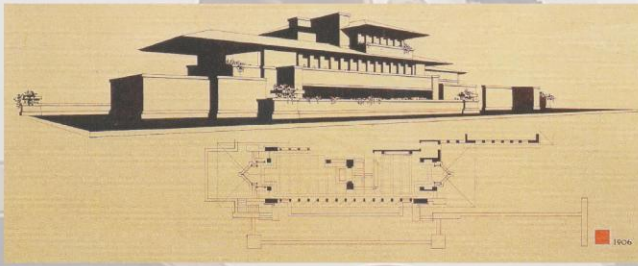
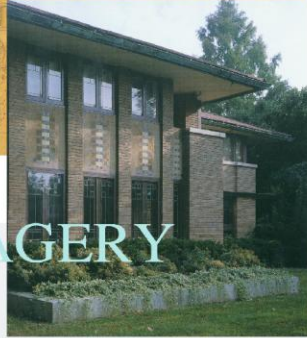
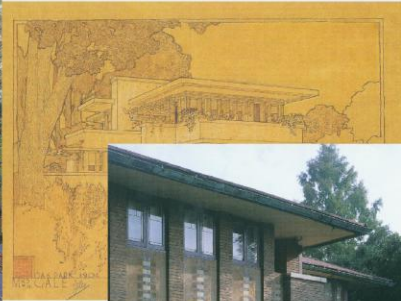
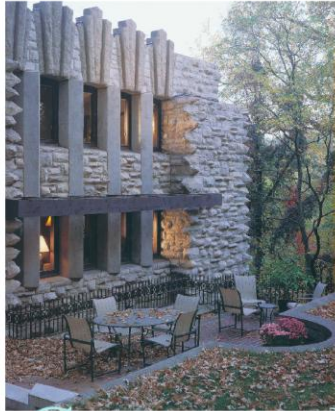


UPPER LEVEL FLOOR PLAN (20,520 S.F.)

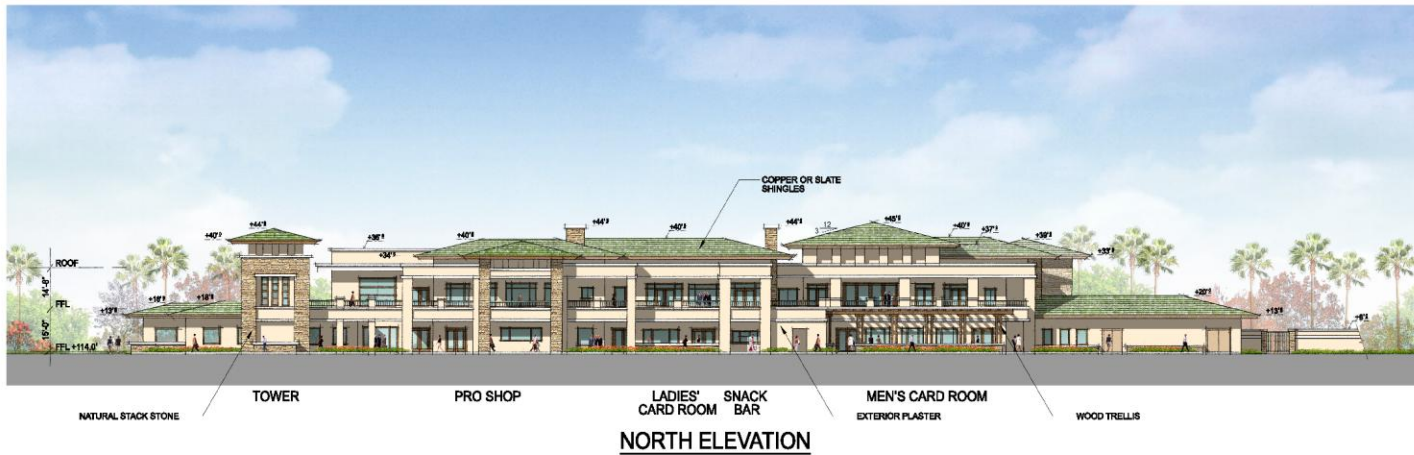
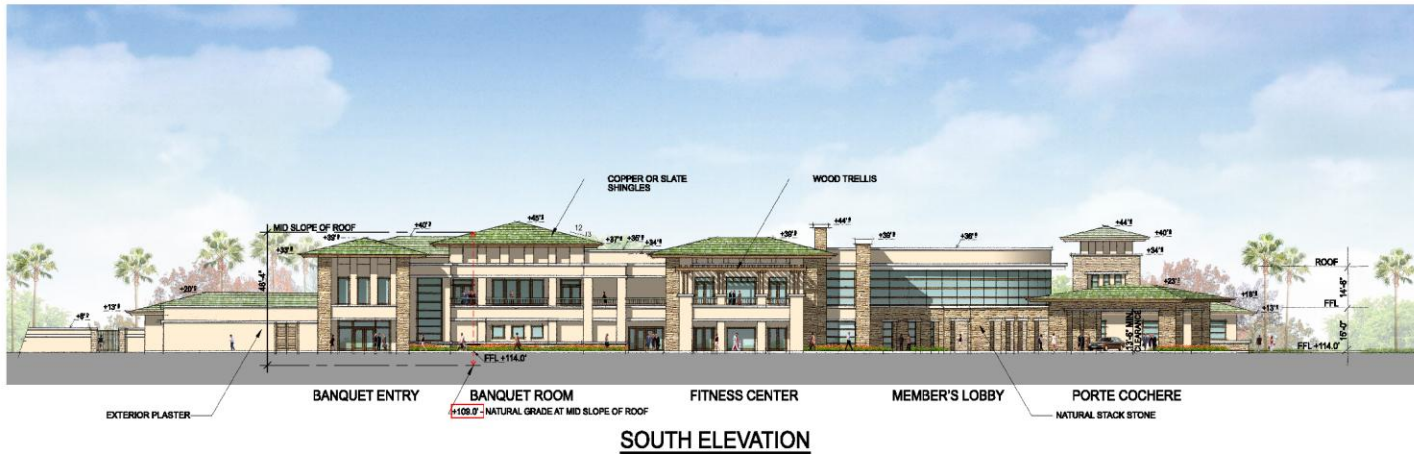
AREA TABULATION:

-UPPER LEVEL:	20,520 SF
-GROUND LEVEL:	30,693 SF
TOTAL:	51,213 SF

General Images



Elevations



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

ELEVATIONS

A-7

08012

07-15-08
12-23-08
08-30-10
04-12-11
05-04-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
18642 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-4867
PH: 949-261-1137 F: 949-261-1144



Elevations



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

ELEVATIONS

A-8

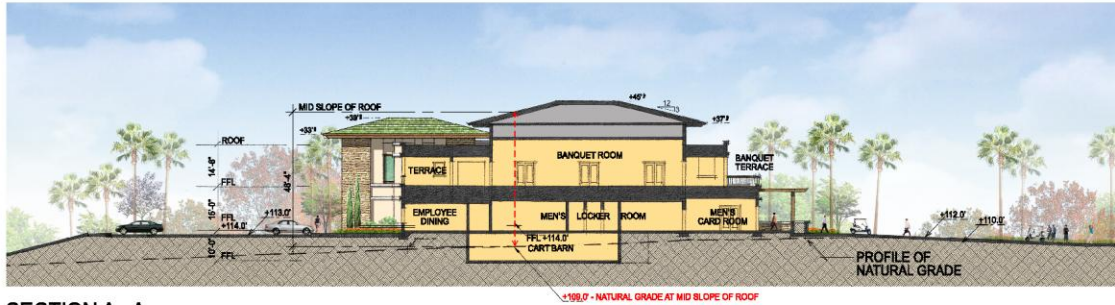
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08-30-10
04-12-11
05-04-11

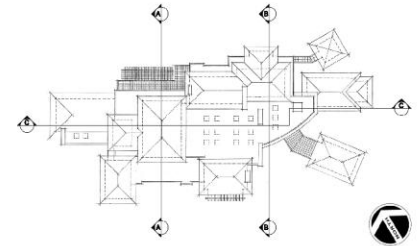
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PH: 949-251-1137 F: 949-251-1144



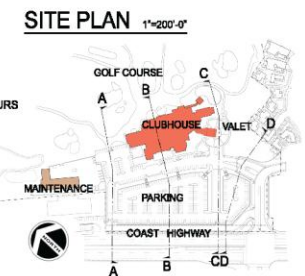
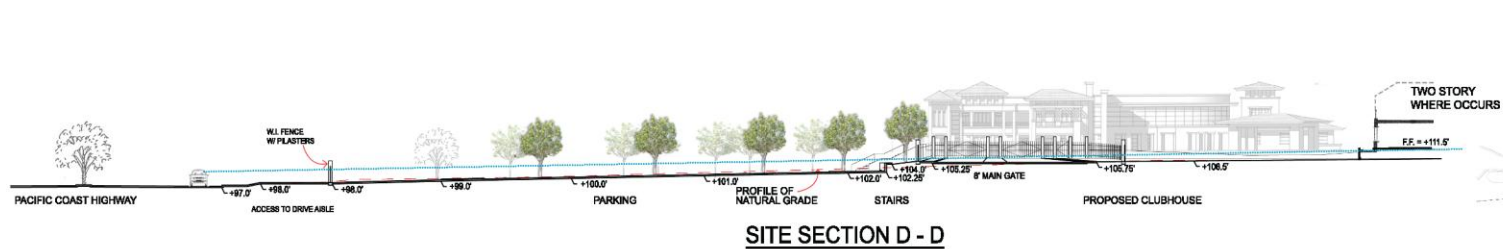
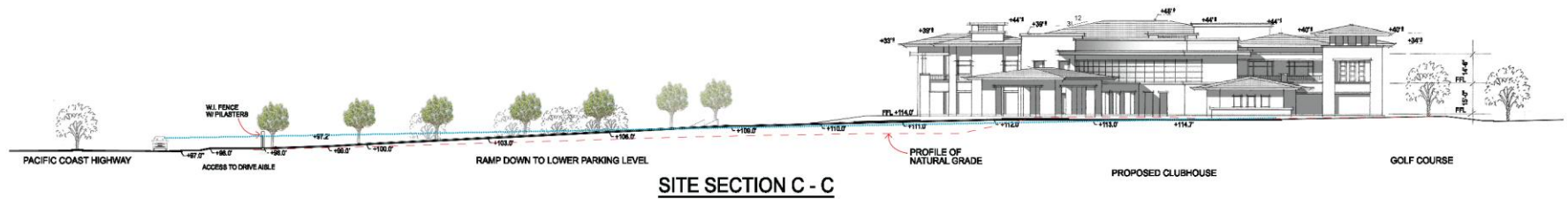
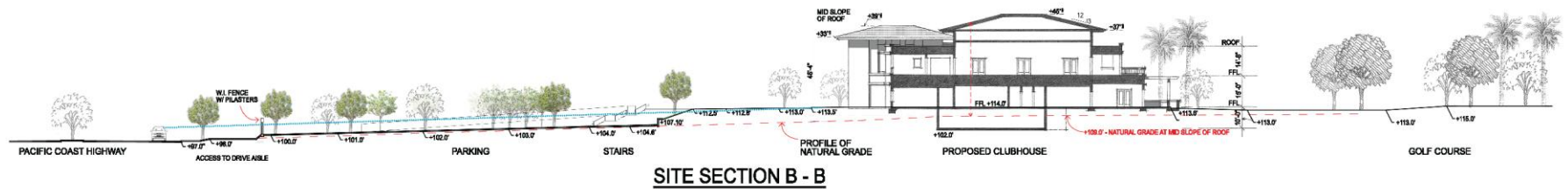
Clubhouse Sections



SECTION A - A



Site Sections



Maintenance Bldg. Floor Plan & Elevations



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



FLOOR PLAN (ONE STORY, ANCILLARY USE)

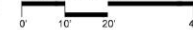
-TOTAL AREA : 8,565 SF

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 3/32" = 1'-0"



08012

07-15-08
09-30-10
01-21-11
05-04-11

MAINTENANCE BLDG.
FLOOR PLAN &
ELEVATIONS

A-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECT, PLANNING, INTERIORS
18642 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-5007
PH: 949-261-1125 F: 949-261-1144



Landscape Plan



PLANT PALETTE

SYMBOL	BOTANICAL / COMMON NAME	SIZE / SPACING	COMMENTS	HYDROLOGIC FACTOR
EXISTING TREES				
(1)	BALANITA VIRESCENS / BROWN HORN OAK	34" DBH	EXISTING STREET TREE TO REMAIN & PROTECTED IN PLACE. REPLACE IF TREE CANNOT BE SAVED DUE TO SITE CONSTRAINTS	
(2)	MISCELLANEOUS EXISTING TREES ON GOLF COURSE		EXISTING TO REMAIN	
(3)	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	34" DBH	EXISTING TO REMAIN	
(4)	FICUS LANCEA / AFRICAN SUMAC	34" DBH	EXISTING TO REMAIN	
(5)	PAULS BPP.		EXISTING TO BE REMOVED	
(6)	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	34" DBH	EXISTING TO REMAIN	
PROPOSED TREES				
(1)	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	34" DBH	PALM ACCENT	
(2)	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	34" DBH	ENTRY DRIVE TREE	LOW
(3)	QUERCUS AGROPHYLLA / COAST LIVE OAK	34" DBH	ENTRY ACCENT	LOW
(4)	FICUS RETUSA 'GREEN GEM' / INDIAN LAUREL	34" DBH	EVERGREEN, PLANTING LOT TREE	LOW
BACKGROUND SHRUBS				
(1)	ACCA BELLIFLORA / PINEAPPLE GUAVA	5 GAL / 4' O.C.	FLOWERING SHRUB	LOW
(2)	ARISTIDA UNDO 'COMPACT' / COMPACT STRAWBERRY TREE	5 GAL / 4' O.C.	LARGE	LOW
(3)	QUERQUILLA 'GOLDEN' / CALIFORNIA LAC	5 GAL / 4' O.C.	NATIVE	VERY LOW
(4)	POSTONIA VIRESCENS 'PURPUREA' / PURPLE HORNED BUSH	5 GAL / 3' O.C.	SCREENING SHRUB	LOW
(5)	HETEROMELIS ARBUTIFOLIA / TOYON	5 GAL / 3' O.C.	NATIVE	LOW
(6)	LYONIA LIGNULUS / LYONIA	5 GAL / 4' O.C.	ORANGE FLOWERS	LOW
(7)	LEPTOSPERMUM LAEVIGATUM / AUSTRALIAN TEA TREE	5 GAL / 4' O.C.	EVERGREEN SHRUB	LOW
(8)	MAHONIA 'GOLDEN ABUNDANCE' / GOLDEN ABUNDANCE MAHONIA	5 GAL / 3' O.C.	FLOWERING SHRUB	LOW
(9)	MELELEUCO NEROPHILA / PINK MELELEUCO	5 GAL / 3' O.C.	FLOWERING SHRUB	LOW
(10)	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL / 3' O.C.	NATIVE	LOW
(11)	PHORMIUM TENAX / NEW ZEALAND FLAX	5 GAL / 4' O.C.	EVERGREEN SHRUB	LOW
(12)	SALIX CLEVELANDII / CALIFORNIA BLUE BAZE	5 GAL / 4' O.C.	NATIVE	VERY LOW
(13)	YEDERA STANS / YELLOW BELLS	5 GAL / 3' O.C.	FLOWERING SHRUB	LOW
(14)	WESTONIA FLORIBUNDA / COAST ROSEMARY	5 GAL / 3' O.C.	GREY-GREEN FOLIAGE	LOW
MIDGROUND SHRUBS				
(1)	AGAVE ATTENUATA / PORTULACAE	15 GAL / 3' O.C.	SUCCULENT	LOW
(2)	BOLIVIAELLA 'LA JOLLA' / BOLIVIAELLA	5 GAL / 3' O.C.	FLOWERING SHRUB	LOW
(3)	QUERQUILLA 'GOLDEN' / CALIFORNIA LAC	5 GAL / 3' O.C.	NATIVE	VERY LOW
(4)	CITRUS 'SUNSET' / ROSEHEDGE	5 GAL / 3' O.C.	NATIVE	LOW
(5)	CLIPPERIA CHANAGUA / MEDITERRANEAN SHRUB	5 GAL / 3' O.C.	YELLOW FLOWERS	LOW
(6)	LAVANDULA DENTATA / FRENCH LAVENDER	5 GAL / 3' O.C.	PERENNIAL	LOW
(7)	MALVASTRUM RUBENS / DESERT GARDEN	5 GAL / 3' O.C.	ORANGE/RED FLOWERS	LOW
(8)	SALIX CLEVELANDII / CALIFORNIA BLUE BAZE	5 GAL / 3' O.C.	PURPLE FLOWERS	LOW
(9)	TRICHOIS LAMONTII / MOUNTAIN MARSH	5 GAL / 3' O.C.	YELLOW FLOWERS	LOW



PERIMETER FENCE DESIGN



1
INITIAL SITE PLAN



2
INITIAL LANDSCAPE PLAN



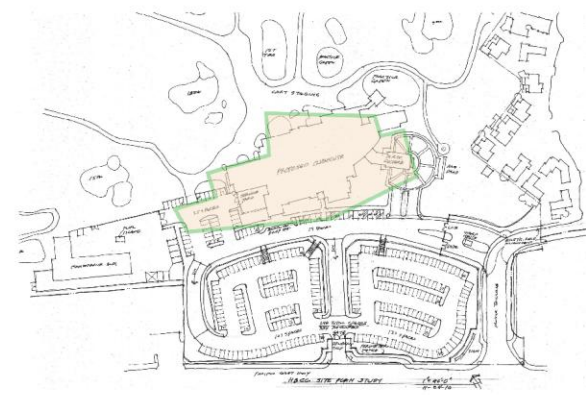
3
REVISED SITE PLAN



4
REVISED LANDSCAPE PLAN

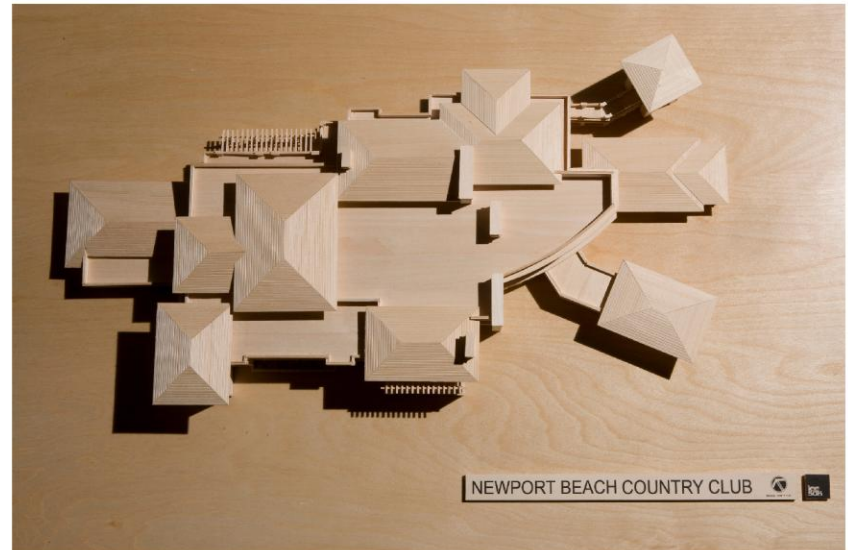


5
ALTERNATE REVISED SITE PLAN



6
ALTERNATE PARKING STUDY

Model



Rendering



Rendering



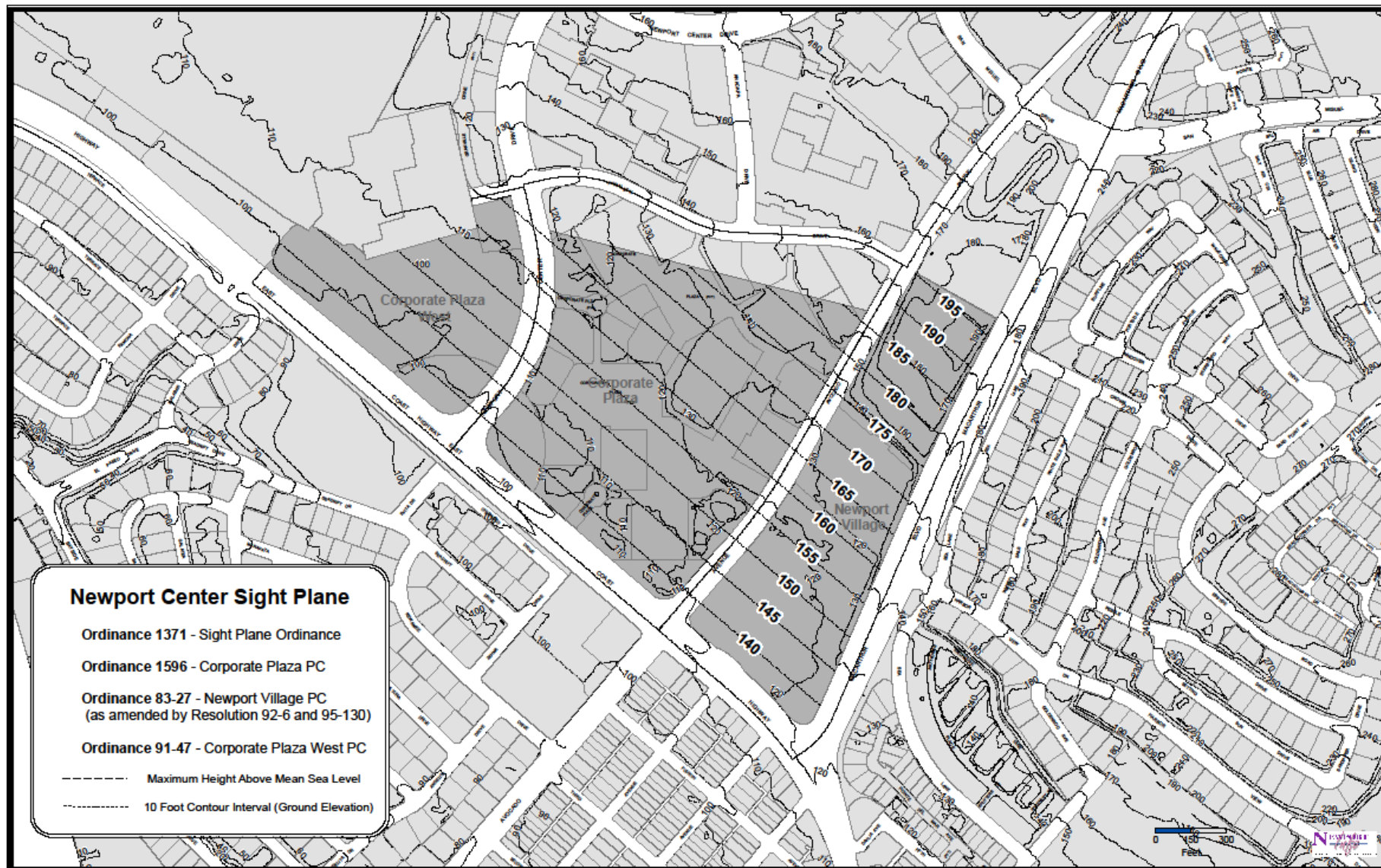


Photo Simulations



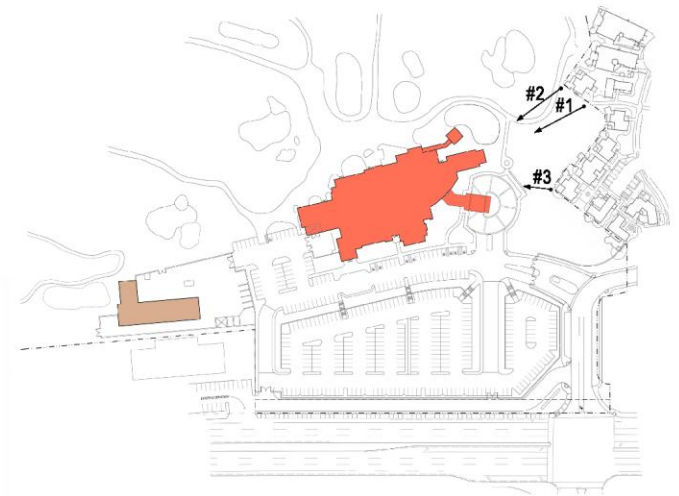
PHOTO SIMULATION #1



PHOTO SIMULATION #2



PHOTO SIMULATION #3



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

04-12-11
05-04-11

PHOTO SIMULATIONS **A-16**

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
10841 YON KATMAN AVE., SUITE 300
IRVINE, CALIF. 92618-4827
PH: 949-261-1100 F: 949-261-1144



Proposed Site Plan (Without Access Easement)



PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS REQUIRE- ETC.	PARKING REQUIRE- MENT	PARKING REQ'D (STALLS)
Golf Uses - Regulation Courses	18 holes	8 spaces per hole	144
Eating & Drinking Establishments - Fine Dining - Mixed Grill - Boardroom / Private Dining - Banquet Room	58 seats 90 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 36 sf)	146
Other Uses - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,290 sf 2,160 sf 8,565 sf 1,800 sf	4 stalls/1,000 sf 2 stalls/1,000 sf 1 stall / 250 sf	18 18 8
Total parking required :			334
Parking provided :			348
Total parking provided :			357

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:	Clubhouse: 1st Floor 20,702 sf 2nd Floor 2,758 sf 23,460 sf Cart Barn 8,050 sf Maint. Building 2,010 sf Total Existing Area 31,520 sf	Clubhouse: 1st Floor 20,693 sf 2nd Floor 20,520 sf 51,213 sf Cart Barn & Bag Storage 8,310 sf Maint. Building 8,565 sf Total Project Area 69,088 sf
Building Heights:	Clubhouse: 23'-0" max Cart Barn 12'-0" Maint. Bldg. 18'-0"	Clubhouse: 46'-0" max Maint. Bldg. 21'-0" max
Site Area:	Gross Site Area = 131.52 acres	Gross Site Area = 131.52 acres
Lot Coverage:	30,105 sf 131.52 ac = 0.525%	48,940 sf 131.52 ac = 0.872%

Note:
1.) Gross Site Area includes golf course.
2.) Existing clubhouse building area from take-off of existing floor plan.
3.) Existing cart barn and maintenance building areas are from field measurements

Note:
1.) Gross Site Area includes golf course.
2.) Existing clubhouse building area from take-off of existing floor plan.
3.) Existing cart barn and maintenance building areas are from field measurements.

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC 2009/CBC 2010

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"
0' 40' 80' 120'

PROPOSED SITE PLAN
(WITHOUT ACCESS EASEMENT)

A-2B

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS PLANNING ENGINEERS
1000 VANDERBILT AVE., SUITE 300
IRVINE, CALIFORNIA 92614
TEL: 949.251.1700 FAX: 949.251.1704



08012

01-20-11

NEWPORT BEACH COUNTRY CLUB

08012

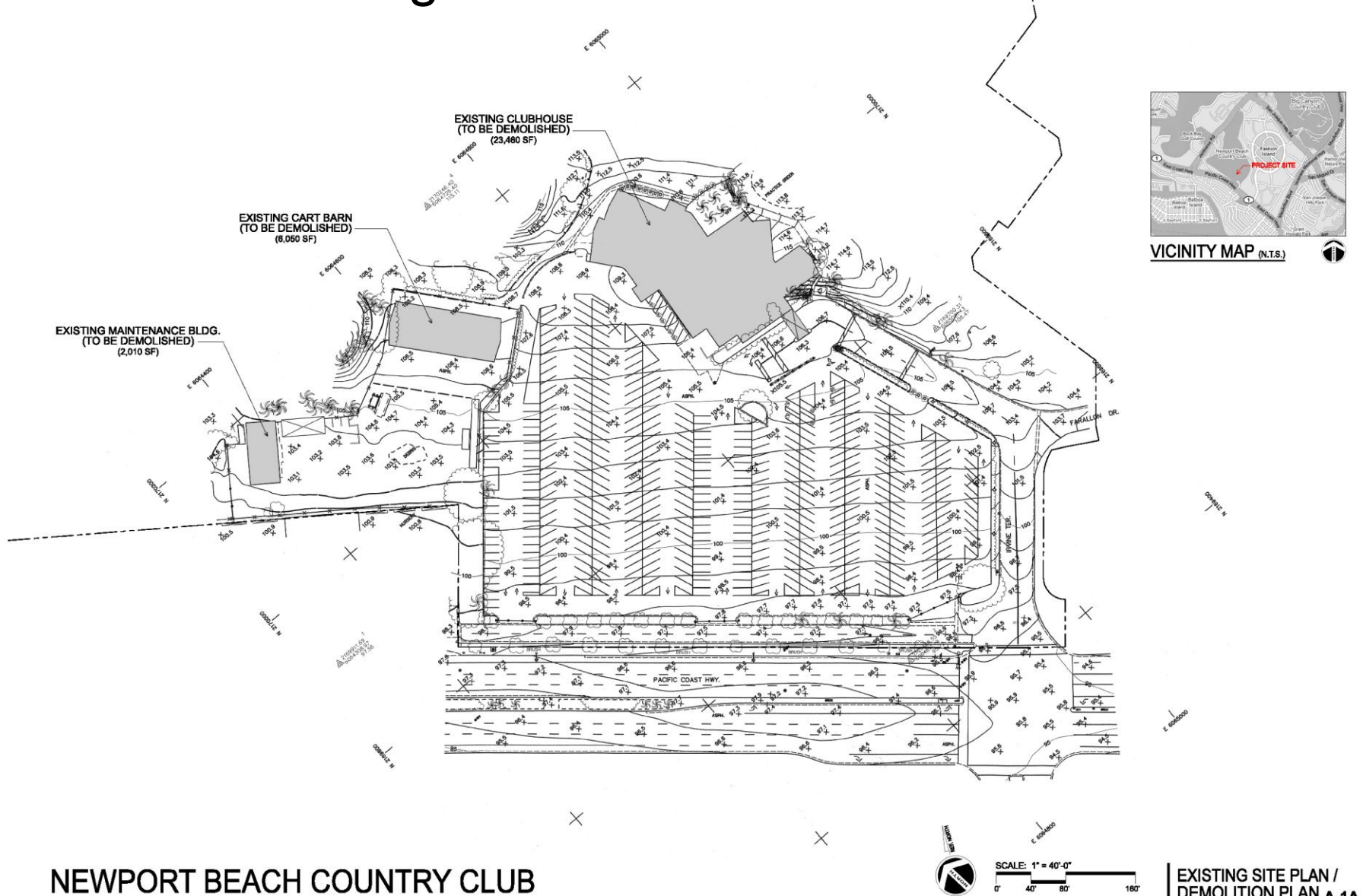
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A-1B

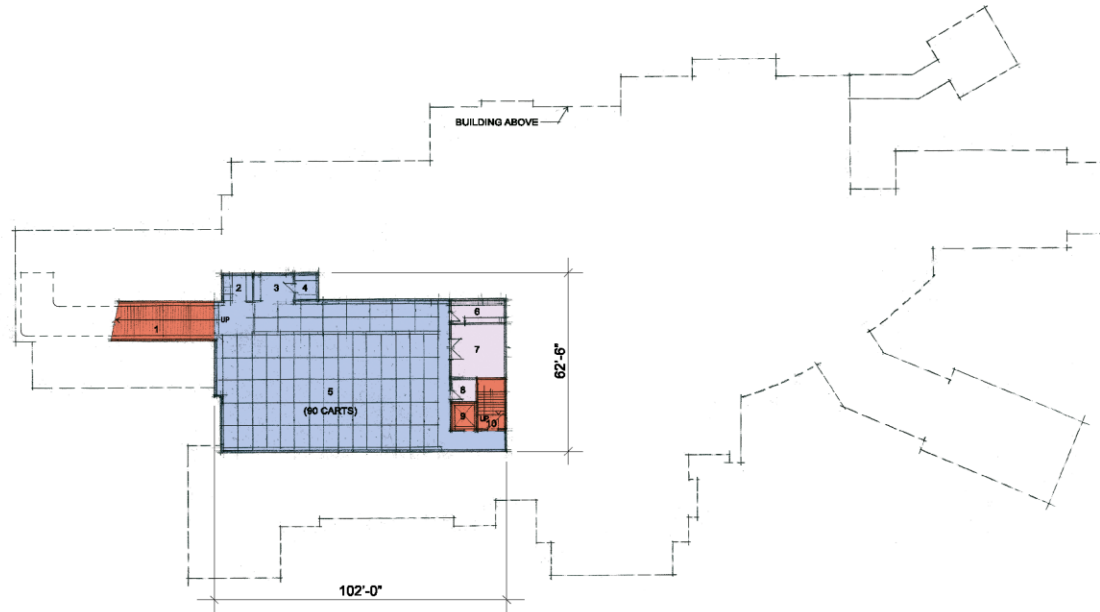
LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
16842 VON KARMAN AVE., SUITE 300
IRVINE, CA USA 92616-4527
PH. 949-251-1100 F. 949-251-1144



Existing Site Plan / Demolition Plan



Basement Level Floor Plan



NEWPORT BEACH COUNTRY CLUB

LEGEND

1. RAMP UP
2. LAUNDRY / ICE / TOWEL STORAGE
3. CART REPAIR SHOP
4. PARTS STORAGE
5. CART BARN
6. DEAD FILE STORAGE
7. BULK STORAGE
8. ELEVATOR EQUIPMENT STORAGE
9. FREIGHT ELEVATOR
10. STAIR

CART BARN (5,704 S.F.)

(ANCILLARY USE)

AREA TABULATION:

-CART BARN:	5,704 SF
-BAG STOR.(GROUND FLR.):	3,606 SF
TOTAL:	9,310 SF

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

**BASEMENT LEVEL
FLOOR PLAN
(ANCILLARY USE) A-5**

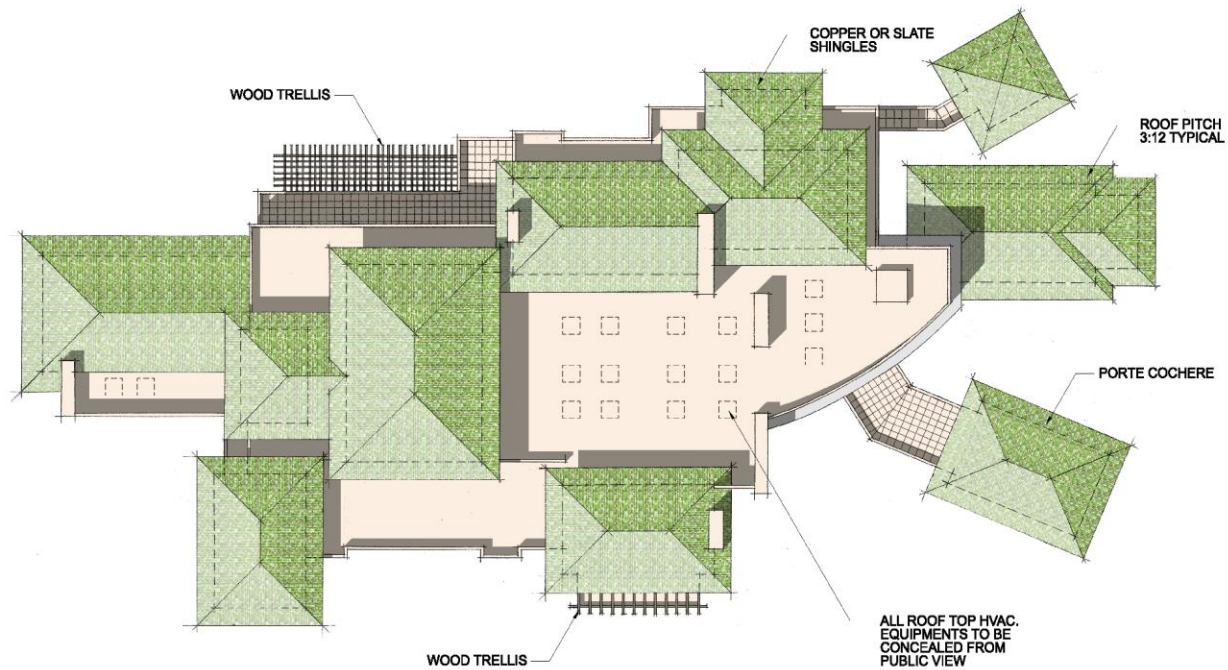
LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
1842 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-4867
PH: 949-251-1135 F: 949-251-1144



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07-15-08
12-18-08
09-30-10
05-04-11

Roof Plan



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

ROOF PLAN

A-6

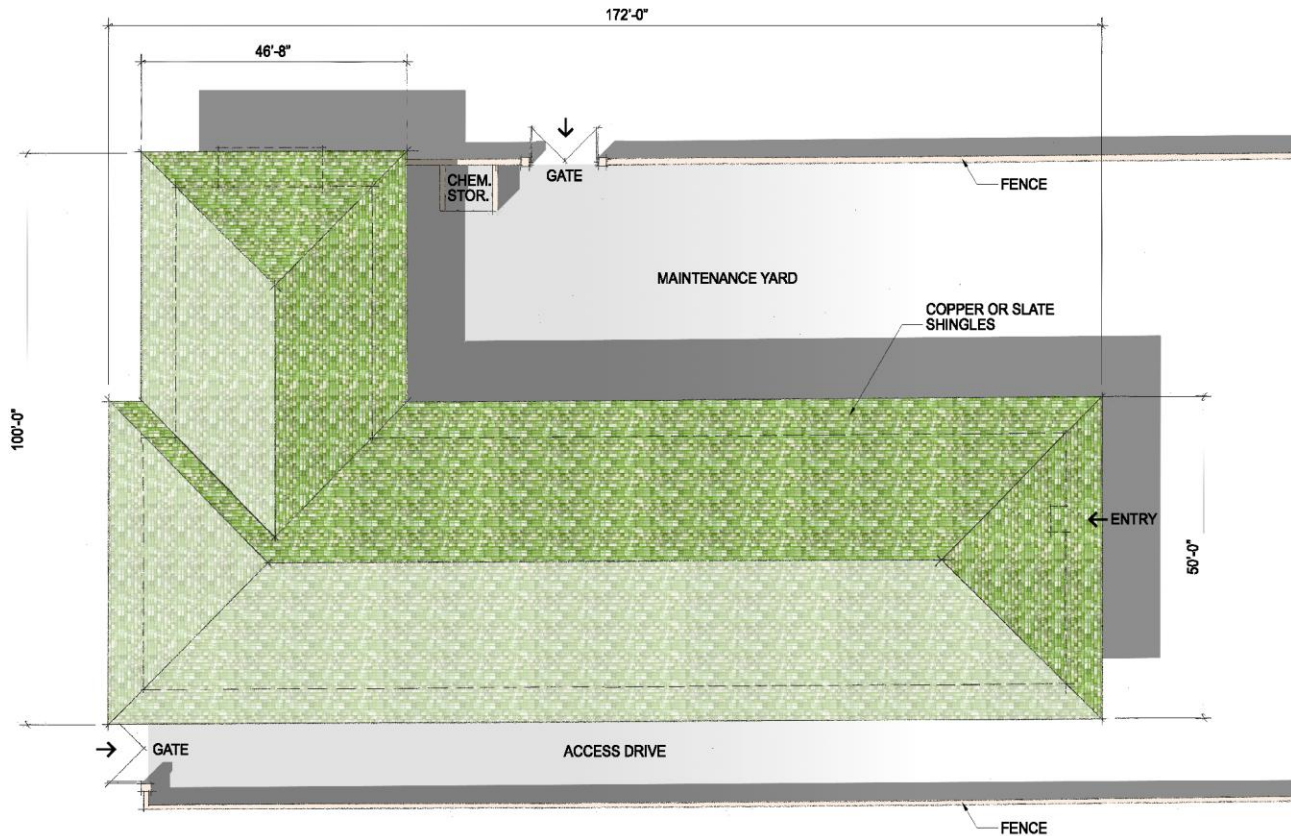
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12-18-08
09-30-10
05-04-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
18642 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-5007
PH: 949-251-1137 F: 949-251-1144



Maintenance Bldg. Roof Plan



ROOF PLAN

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1/8" = 1'-0"
0' 8' 16' 32'

MAINTENANCE BLDG.
ROOF PLAN
(ANCILLARY USE) **A-12**

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
18642 VON KARMAN AVE., SUITE 300
IRVINE, CA 92614-5007
PH: 949-251-1125 F: 949-251-1144



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07-15-08
09-30-10
05-04-11

Revised Building Location



PROPOSED SITE PLAN
WITH ACCESS EASEMENT



PROPOSED SITE PLAN
WITHOUT ACCESS EASEMENT

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 70'-0"

- = REVISED LOCATION
- = PREVIOUS LOCATION

REVISED BUILDING LOCATION
A-2C

09012

01-28-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS AND PLANNERS INTERIORS
10000 VAN COTT AVENUE, SUITE 100
DANFORTH, CA 94526
PH: 415.351.1100 FAX: 415.351.1101



Site Plan – 7/15/08



PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING SPACES (STALLS)
Golf Users : - Regulation Courses	18 holes	8 spaces per hole	144
Dining & Drinking Establishments : - Fine Dining - Mixed Grills - Boardroom / Private Dining - Banquet Room	50 seats 50 seats 40 seats 200 seats	1 stall / 3 seats (1 stall / 35 sq ft)	146
Other Uses : - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,200 sq ft 2,100 sq ft 8,000 sq ft 1,000 sq ft	4 stalls / 1,000 sq ft 2 stalls / 1,000 sq ft 1 stall / 250 sq ft	10 10 4
Total parking required :			334
Parking provided :			309
- Shortage			25
Total parking provided :			334

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:		
Clubhouse:		
1st Floor	20,762 sq ft	50,620 sq ft
2nd Floor	2,785 sq ft	20,870 sq ft
	23,547 sq ft	71,490 sq ft
Cart Barn:	4,000 sq ft	4,000 sq ft
Met. Bldg:	2,070 sq ft	2,070 sq ft
Total Existing Area:	31,222 sq ft	77,560 sq ft
Building Height:		
Clubhouse:	25'-0" max	40'-0" max
Cart Barn:	12'-0"	21'-0" max
Met. Bldg:	10'-0"	21'-0" max
Site Area:		
Gross Site Area:	121.62 acres	121.62 acres
Lot Coverage:	25.95% of 121.62 ac = 0.315%	63.84% of 121.62 ac = 0.772%

Note:
1) Gross Site Area includes golf course.
2) Existing clubhouse building area from top-of-of existing floor plan.
3) Existing cart barn and maintenance building areas from field measurements.

GENERAL NOTES

- Building Company Group: A-2
- Construction Type: Type V-B (Fully Automatic)
- BCCSC 2005

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

PROPOSED SITE PLAN

A-2B

LEE & SAKAHARA
ARCHITECTS AIA
1001 N. GULF BLVD., SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954.571.1111 FAX: 954.571.1112



08/02 08-10-08 08-09-08
10-09-08 12-10-08
01-11-09 02-12-09
03-13-09 04-14-09
05-15-09 06-16-09
07-17-09 08-18-09
09-19-09 10-20-09
11-21-09 12-22-09

Site Plan – 3/16/09



NOTE

- A: SIGN PROGRAM TO BE SUBMITTED AT A LATER DATE
 B: REFER TO CIVIL DRAWING FOR GRADES ON SITE

PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses: - Regulation Courses	18 holes	8 spaces per hole, plus the spaces req'd for additional uses on the site	144
Eating & Drinking Establishments: - Fine Dining - Mixed Grill - Boardroom / Private Dining - Banquet Room	54 seats 90 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 35 sf)	18 30 13.3 83.3
Other Uses: - Offices - Pro Shop - Maintenance	2,290 sf 2,160 sf 8,565 sf	4 / 1,000 sf 4 / 1,000 sf 2 / 1,000 sf	9.2 8.6 17.1
Total parking required:			323.5
Parking provided:			= 324
- Standard			359
- Handicap			8
Total parking provided:			367

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:	Clubhouse: 1st Floor: 20,702 sf 2nd Floor: 2,758 sf Total: 23,460 sf	Clubhouse: 1st Floor: 30,693 sf 2nd Floor: 20,520 sf Total: 51,213 sf
Cart Barn:	8,050 sf	Cart Barn & Bag Storage: 9,310 sf
Maint. Building:	2,010 sf	Maint. Building: 8,565 sf
Total Existing Area:	31,520 sf	Total Project Area: 69,088 sf
Building Heights:	Clubhouse: 23'-9" max Cart Barn: 12'-0" Maint. Bldg.: 18'-0"	Clubhouse: 46'-0" max Maint. Bldg.: 21'-0" max
Site Area:	Gross Site Area = 131.52 acres	Gross Site Area = 131.52 acres
Lot Coverage:	30,105 sf 131.52 ac = 0.525%	49,940 sf 131.52 ac = 0.872%

- Note:
 1.) Gross Site Area includes golf course.
 2.) Existing clubhouse building area from take-off of existing floor plan.
 3.) Existing cart barn and maintenance building areas are from field measurements

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"
 0' 40' 80' 160'

PROPOSED SITE PLAN

A-2B

LEE & SAKAHARA
 ARCHITECTS AIA
 AND INTERIOR PLANNING INCORPORATED
 10800 VON KARMAN AVE., SUITE 200
 IRVINE, CA 92618-1697
 PH: 949.251.1100 T: 949.251.1100



08012

09-08-08
 12-15-08
 12-15-08
 03-11-09
 03-16-09

Site Plan – 6/19/09



PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses : - Regulation Courses	18 holes	8 spaces per hole	144
Eating & Drinking Establishments : - Fine Dining - Mixed Grille - Boardroom / Private Dining - Banquet Room	58 seats 90 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 35 sf)	146
Other Uses : - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,290 sf 2,160 sf 8,565 sf 1,800 sf	4 stalls/1,000 sf 2 stalls/1,000 sf 1 stall / 250 sf	18 18 8
Total parking required :			334
Parking provided :			
- Standard			356
- Handicapped			36
Total parking provided :			394

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:	Clubhouse: 1st Floor 20,702 sf 2nd Floor 2,758 sf 23,460 sf	Clubhouse: 1st Floor 30,693 sf 2nd Floor 20,520 sf 51,213 sf
	Cart Barn: 6,050 sf Maint. Building: 2,010 sf Total Existing Area: 31,520 sf	Cart Barn & Bag Storage: 9,310 sf Maint. Building: 8,565 sf Total Project Area: 69,068 sf
Building Heights:	Clubhouse: 23'-8" max Cart Barn: 12'-0" Maint. Bldg.: 18'-0"	Clubhouse: 46'-0" max Maint. Bldg.: 21'-0" max
Site Area:	Gross Site Area = 131.52 acres	Gross Site Area = 131.52 acres
Lot Coverage:	30,105 sf 131.52 ac = 0.525%	49,940 sf 131.52 ac = 0.872%
Note: 1. Gross Site Area includes golf course. 2. Existing clubhouse building area from take-off of existing floor plan. 3. Existing cart barn and maintenance building areas are from field measurements.		

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NOTE

A: SIGN PROGRAM TO BE SUBMITTED AT A LATER DATE

B : REFER TO CIVIL DRAWING FOR GRADES
ON SITE

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

PROPOSED
SITE PLAN

A-2B

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
1840 VAN GARDEN AVE., SUITE 300
SAN FRANCISCO, CA 94133
415.774.1111
www.leeandakahara.com



08012 06-19-09 09-08-08
12-18-08

Site Plan – 3/24/10



PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS / ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses : - Regulation Courses	18 holes	6 spaces per hole	144
Eating & Drinking Establishments : - Fine Dining - Mixed Grills - Boardroom / Private Dining - Banquet Room	58 seats 80 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 35 sf)	145
Other Uses : - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,290 sf 2,190 sf 8,565 sf 1,900 sf	4 stalls/1,000 sf 2 stalls/1,000 sf 1 stall / 250 sf	18 18 8
Total parking required :			334
Parking provided :			344
Total parking provided :			352

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area:	Clubhouse: 1st Floor 20,702 sf 2nd Floor 2,756 sf 23,458 sf	Clubhouse: 1st Floor 30,660 sf 2nd Floor 20,520 sf 51,213 sf
Cart Barn:	6,050 sf	Cart Barn & Bag Storage: 9,310 sf
Maint. Building:	2,010 sf	Maint. Building: 8,565 sf
Total Existing Area:	31,520 sf	Total Project Area: 69,088 sf
Building Heights:	Clubhouse: 23'-4" max Cart Barn: 12'-0" Maint. Bldg.: 18'-0"	Clubhouse: 46'-0" max Maint. Bldg.: 21'-0" max
Site Area:	Gross Site Area = 131.52 acres	Gross Site Area = 131.52 acres
Lot Coverage:	30,125 sf / 131.52 ac = 0.525%	49,940 sf / 131.52 ac = 0.872%

Note:
1.) Gross Site Area includes golf course.
2.) Existing clubhouse building area from take-off of existing floor plan.
3.) Existing cart barn and maintenance building areas are from field measurements.

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

NOTE

- A: SIGN PROGRAM TO BE SUBMITTED AT A LATER DATE
- B: REFER TO CIVIL DRAWING FOR GRADES ON SITE

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"
0 40 80 160

PROPOSED SITE PLAN

A-2B

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS AND PLANNERS ASSOCIATES
10000 15TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.755.1000 FAX: 303.755.1001



08012 06-10-09 09-09-09
10-26-09 11-19-09
11-10-09 12-19-09
01-21-10 03-11-09
01-25-10 03-12-09

Site Plan – 4/13/11



NOTE

A: REFER TO CIVIL DRAWING FOR GRADES ON SITE

PARKING REQUIREMENTS

USE CATEGORY	NUMBER OF SEATS, ETC.	PARKING REQUIREMENT	PARKING REQ'D (STALLS)
Golf Uses: - Regulation Courses	18 holes	8 spaces per hole	144
Eating & Drinking Establishments: - Fine Dining - Mixed Grill - Boardroom / Private Dining - Banquet Room	58 seats 80 seats 40 seats 250 seats	1 stall / 3 seats or (1 stall / 35 sf)	146
Other Uses: - Offices - Pro Shop - Maintenance - Health & Fitness Facilities (small)	2,250 sf 2,150 sf 8,555 sf 1,800 sf	4 stalls / 1,000 sf 2 stalls / 1,000 sf 1 stall / 250 sf	16 16 8
Total parking required :			334
Parking provided :			336
- Standard			336
- Handicapped			345

PROJECT DEVELOPMENT SUMMARY

	EXISTING CLUBHOUSE	PROPOSED CLUBHOUSE
Project Area	Clubhouse: 1st Floor: 20,702 sf 2nd Floor: 2,758 sf 23,460 sf	Clubhouse: 1st Floor: 30,669 sf 2nd Floor: 20,523 sf 51,213 sf
Cart Barn:	6,550 sf	8,310 sf
Maint. Building:	2,610 sf	8,555 sf
Total Existing Area:	31,529 sf	69,086 sf
Building Heights:	Clubhouse: 23'-0" max Cart Barn: 12'-0" Maint. Bldg.: 18'-0"	Clubhouse: 48'-0" max Maint. Bldg.: 21'-0" max
Site Area:	Gross Site Area: 131.52 acres	Gross Site Area: 131.52 acres
Lot Coverage:	30,125 sf 131.52 ac = 0.625%	60,940 sf 131.52 ac = 0.672%

Note:
1.) Gross Site Area includes golf course.
2.) Existing clubhouse building area from take-off of existing floor plan.
3.) Existing cart barn and maintenance building areas are from field measurements.

GENERAL NOTES

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC 2009/CBC

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



SCALE: 1" = 40'-0"

PROPOSED SITE PLAN
(WITH ACCESS EASEMENT)

A-2B

08-02 04-12-11 05-06-12 06-10-09 08-08-08

08-11-10 10-25-09 12-15-08

08-21-10 11-10-09 12-18-08

08-02-10 01-21-10 03-11-09

08-30-10 01-25-10 03-12-09

11-02-10 03-02-10 03-25-09

11-22-10 03-22-10 03-27-09

LEE & SAKAHARA
ARCHITECTS AIA
AND PROJECT PLANNING ASSOCIATES
1000 COMMERCIAL BLVD. 20
SUITE 2000, COSTA MESA, CA 92626
PH: 949.266.8888 FAX: 949.266.8888

